



**UNDER NEW  
MANAGEMENT**  
**585 8800**

FRONTERA PARTNERS  
with  
CIMA DEVELOPMENT, L.L.C.  
**(915) 584-1605**  
5450 HLRD PLACE





**ZON04-00020**



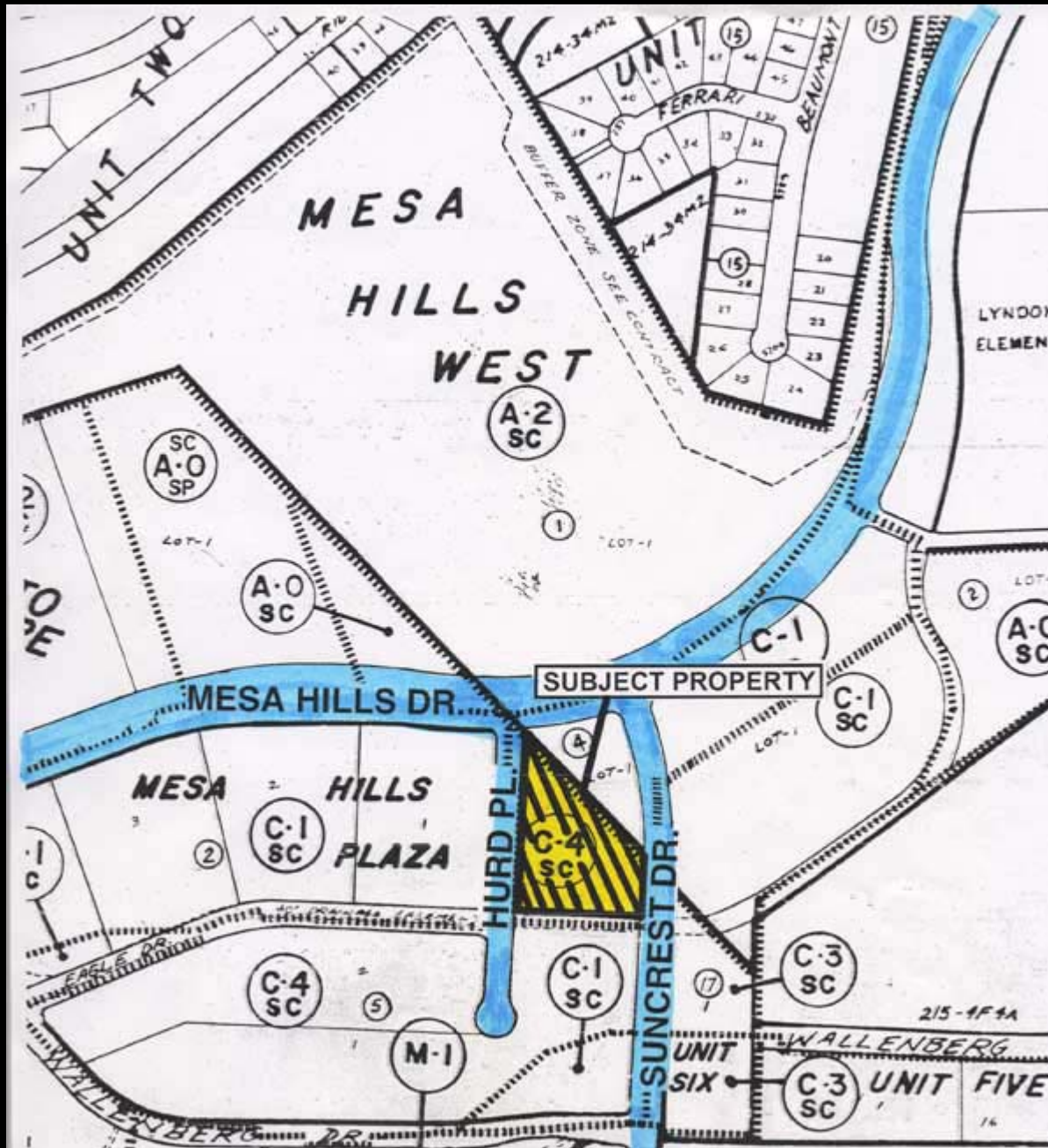
**ZON04-00020**





**ZON04-00020**







**RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON04-00020, FOR PORTION OF LOT 1, BLOCK 5, MESA HILLS PLAZA, EL PASO, EL PASO COUNTY, TEXAS (5450 HURD PLACE), PURSUANT TO A CONTRACT CONDITION.**

WHEREAS, **BRYAN DUNCAN** (the "Applicant") has applied for approval of a detailed site development plan pursuant to a contract condition to permit the construction and development of a office buildings; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to a contract condition the City Council hereby approves the detailed site development plan submitted by the Applicants, to permit the construction and development of a office buildings on the following described property which is located in a C-4/sc (Commercial/special contract) District:

*Portion of Lot 1, Block 5, Mesa Hills Plaza, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibit "A"; and municipally numbered as 5450 Hurd Place.*

A copy of the approved detailed site development plan, signed by the Applicants, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-4/sc (Commercial/special contract) District** regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the

standards applicable in the **C-4/sc (Commercial/special contract) and ZON04-00020 District regulations**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this 30<sup>th</sup> day of March 2004.

THE CITY OF EL PASO

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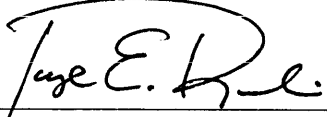
Joe Wardy, Mayor

ATTEST:


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Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Jorge E. Rousselin, Urban Planner  
Planning, Research & Development

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Rudy Valdez, Chief Urban Planner  
Planning, Research & Development

(Agreement on following page)



## DEVELOPMENT AGREEMENT

By execution hereof, **I, Bryan Duncan**, the Applicant identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Portion of Lot 1, Block 5, Mesa Hills Plaza, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibit "A" and municipally numbered as 5450 Hurd Place*, in accordance with the approved detailed site development plan attached hereto as Exhibit "B" and incorporated herein by reference and in accordance with the standards applicable to the **C-4/sc (Commercial/special contract) District** located within the City of El Paso.

EXECUTED this 9 day of MARCH, 2004.

Bryan Duncan

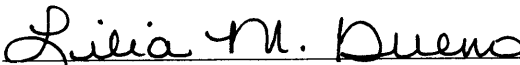
Name 

## ACKNOWLEDGMENT

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this 9 day of MARCH, 2004, by **Bryan Duncan**, as Applicant.

My Commission Expires:



Notary Public, State of Texas

Notary's Printed or Typed Name:

LILIA M. BUENO



**EXHIBIT "A"****LEGAL DESCRIPTION OF A 1.9450 ACRE PARCEL**

A parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as part of Lot 1, Block 5, Mesa Hills Plaza, as filed in Volume 68, Page 37 of the Plat Records of El Paso County, and being more particularly described as follows to wit:

**BEGINNING** at a ½ inch rebar set on the east right-of-way line of Hurd Place for the southwest corner of the tract herein described, whence a city monument found at the centerline intersection of Eagle Drive and Hurd Place bears **N.89°10'00"W., 36.00 feet;**

**THENCE**, following the east right-of-way line of Hurd Place **N.00°50'08"E., 323.06 feet** to a ½ inch rebar set for the northwest corner of the tract herein described;

**THENCE**, leaving Hurd Place, **S.89°10'00"E., 57.57 feet** to a ½ inch rebar set on the southwest boundary line of Lot 1, Block 4, Mesa Hills West for an angle point;

**THENCE**, following the southwest boundary line of Lot 1, Block 4, Mesa Hills West, **S.44°57'34"E., 323.25 feet** to a ½ inch rebar found on the west right-of-way line of Suncrest Drive for the northeast corner of the tract herein described;

**THENCE**, leaving the southwest boundary line of Lot 1, Block 4, Mesa Hills West and following the west right-of-way line of Suncrest Drive, **S.00°43'49"W., 157.67 feet** to a ½ inch rebar set for the southeast corner of the tract herein described;

**THENCE**, leaving Suncrest Drive, **N.89°10'00"W., 289.58 feet** to the point of beginning;

Said parcel containing 1.9450 acres, more or less, and being subject to easements of record.